

STATE PUBLIC WORKS BOARD

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STATE PUBLIC WORKS BOARD

February 10, 1998

MINUTES

PRESENT:

Robin Dezember, Chief Deputy Director, Department of Finance
Steve Olsen, Department of General Services
Jan Hall, Department of Transportation

ABSENT:

State Treasurer's Office
State Controller's Office
Director, Employment Development Department, Advisory Member
Assembly Member Joe Baca, Legislative Advisor
Assembly Member Diane Martinez, Legislative Advisor
Assembly Member Kevin Shelley, Legislative Advisor
Senator Quentin L. Kopp, Legislative Advisor
Senator Leroy F. Greene, Legislative Advisor
Senator Richard G. Polanco, Legislative Advisor

STAFF PRESENT:

Tom Dithridge, Administrative Secretary, Department of Finance
Peggy Palmertree, Executive Secretary, State Public Works Board

CALL TO ORDER AND ROLL CALL:

The meeting was called to order by Mr. Robin Dezember, Chairperson, Chief Deputy Director, Department of Finance at 10:00 a.m. Mr. Tom Dithridge, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Dithridge reported staff had reviewed the January 16, 1998 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no objections, the minutes of January 16, 1998 were unanimously approved.

BOND ISSUES:

Mr. Dithridge reported that there were no bond items.

CONSENT CALENDAR:

Mr. Dithridge noted that the consent calendar includes Items #1 through #9. Item #1 has been pulled.

Mr. Dithridge indicated that the revised consent calendar proposed four requests for approval of preliminary plans, three requests for site selection and acquisition, one request for approval of combining projects into one bid package, one request to authorize the sale of surplus property, and one request to approve scope change.

Mr. Dithridge reported that Item #7 required a related 20-day notification letter to the Legislature and that the letter was sent on January 21, 1998.

Mr. Dithridge noted that staff recommends approval of the revised consent calendar, Items #2 through #9.

A motion was made by Mr. Olsen and seconded by Ms. Hall that the revised consent calendar be adopted to approve Agenda items #2 through #9. The motion was unanimously approved by a 3-0 vote.

ACTION ITEMS:

Mr. Dithridge reported that there were no action items.

REPORTABLES:

Mr. Dithridge indicated there were eleven reportables.

OTHER BUSINESS:

Mr. Dithridge reported that there were two items for other business.

Mr. Dithridge indicated that both items #10 and #11 were resolutions to appoint Assistant Administrative Secretaries.

Item #10 was to rescind the appointment of Elden Fillion and appoint Karen Patche of the Department of General Services for real estate issues.

Item #11 was a resolution to appoint Dwight Weathers of the Department of General Services as Assistant Administrative Secretary for real estate issues.

A motion was made by Mr. Olsen and seconded by Ms. Hall to approve Agenda Items #10 and #11 of other business. The motion was unanimously adopted by a 3-0 vote.

NEXT MEETING:

Mr. Dithridge noted that the next PWB meeting is scheduled for March 13, 1998 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:03 a.m.

CONSENT ITEMS

CONSENT – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF TRANSPORTATION, STATEWIDE
ENERGY ASSESSMENTS
Energy Service Contract #2660.04

Authority: Government Code Section 15814.12

a. Approve Energy Service Contract #2660.04

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services, Energy Assessments, Department of Transportation, Statewide

Action Requested

The requested action will provide approval of the Energy Service Contract for this project.

Scope Description

There is no approved scope for this project. Caltrans has developed specifications and standards for red light emitting diode (LEDs) to replace 8-inch and 12-inch red stop lights, red hand, and red arrow lights. The current 300 watt incandescent lamps will be replaced with the 8 and 14-watt LEDs.

This energy service contract is for the purchase of LED units and a LED test unit. These LED units will replace about 30 percent of the stop lights currently operated by Caltrans. Caltrans will make the replacement using the normal 18 month maintenance cycle for all stop lights.

Funding and Project Cost Verification

This project is within cost.

\$4,280,000 total estimated project cost: \$3,760,000 for design and construction (to be offset by \$211,000 in expected interest to be earned during construction) and \$731,000 for bond overhead, cost of issuance, and contract administration

\$3,760,000 to be allocated for construction: \$3,746,000 (\$3,500,000 contract, \$246,000 contingency), and other project costs \$14,000

The total cost of the project is \$4,280,000 to be funded from revenue bonds. Interim financing will be provided by the Pooled Money Investment Board. Total project savings are estimated at \$916,000 annually. The contract payments will begin on August 1, 1998 and end on August 1, 2004. The estimated contract payment will be \$795,000 based on a TIC of 8.1 percent. Total contract payments will be \$5,565,000 including bond overhead, cost of issuance, contract administration and other project costs.

CEQA

N/A

Project Schedule

This project schedule is as follows:

Begin installation: March 1998
Complete installation: September 1999

Staff Recommendation: Approve Energy Service Contract.

CONSENT ITEMS

CONSENT – ITEM 2

DEPARTMENT OF GENERAL SERVICES (1760) RIVERSIDE COUNTY

Riverside - Building P-1 and Additional Unbraced Buildings, Structural Retrofit

*Authority: Chapter 162/96, Item 1760-301-0768(25) - Building P-1
Chapter 282/97, Item 1760-301-0768(11)
Chapter 282/97, Item 1760-301-0768(16) - Additional Buildings*

- a. Approve preliminary plans (Additional Buildings)**
- b. Approve combining projects into one bid package for structural retrofit in accordance with Section 10127 of the Public Contract Code Act (Building P-1 and Additional Buildings)**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Department of General Services, Riverside, Building P-1 and Additional Unbraced Buildings

Action Requested

The requested action will provide approval of preliminary plans for the Additional Unbraced Buildings project, and PWB approval to combine the Building P-1 and Additional Unbraced Building projects for bidding and construction purposes.

Scope Description

The projects are within scope. Projects consist of a “Structural Only” retrofit of the buildings identified as “P-1”, and the Additional Unbraced Buildings. The PWB approval of preliminary plans for the Building P-1 project was granted at the August 1997 PWB meeting. The referenced buildings will be strengthened using a combination of steel “X” braced frames tied to the outside walls, structural plywood diaphragms at the roof and addition of collector elements to transmit the attracted seismic load. Pursuant to Provision 3, Items 1760-301-0768(11) and (16), Chapter 282, Statutes of 1997, the Department General Services has ensured that the structural retrofit of these buildings is consistent with the facilities master plan for the California School for the Deaf.

It is the opinion of the Department of General Services, and the client department, the Department of Education, that combining these projects for bid will provide an efficient and economical means of completing construction as the two projects have overlapping aspects of construction. If awarded separately, coordination between different contractors at the overlapping areas would be unmanageable.

Funding and Project Cost Verification

These projects are within cost. Architectural, mechanical, and electrical costs are limited to incidental work to enable the structural retrofit.

\$2,980,000 total combined estimated project cost

\$155,000 project costs previously allocated: preliminary plans and working drawings (Building P-1); and preliminary plans (Additional Unbraced Buildings)

\$2,825,000 funds to be allocated: \$147,000 working drawings; and construction (\$1,922,000 contract, \$140,000 contingency, \$231,000 project support, and \$385,000 agency retained items)

CEQA

A Categorical Exemption, was filed with the State Clearinghouse September 19, 1997, for the Additional Unbraced Buildings project. A Categorical Exemption was filed for the Building P-1 project on March 19, 1997. The document period for each filing has since expired.

Project Schedule

The project schedule is as follows:

Working drawings complete:	March 1998
Complete construction:	August 1999

Staff Recommendation: Approve preliminary plans and combination of bid package.

CONSENT ITEMS

CONSENT – ITEM 3

DEPARTMENT OF GENERAL SERVICES (1760)
REAL ESTATE SERVICES DIVISION (RESO)
COACHELLA VALLEY MOUNTAINS CONSERVANCY (3850)
RIVERSIDE COUNTY
Snow Creek Acquisition Project

Authority: Chapter 282/97, Item 3850-301-0296(a)

a. Authorize site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of General Services, Real Estate Services Division
Coachella Valley Mountains Conservancy, Snow Creek Acquisition Project

Action Requested

The requested action will permit the acquisition of 205 acres from the property owner. The parcel is unoccupied and acquisition is sought in fee to preserve the scenic and habitat values of the site.

Scope Description

This project is within scope. The Legislature has approved reimbursement funding for general acquisition opportunities by the Conservancy in furtherance of its mission to protect important scenic and habitat resources. Authorization of the full 205 acres is sought because the total amount of reimbursement funds available has yet to be determined.

Funding and Project Cost Verification

This project is within cost. The Legislature appropriated \$540,000 in capital outlay funds to the Conservancy for opportunity acquisitions and enhancements without specifying particular parcels and funding amounts.

The total acquisition is estimated to cost \$320,000 plus \$3,000 in acquisition costs. The Conservancy would provide \$252,000: \$28,000 from the Coachella Valley Mountains Conservancy Fund; and \$224,000 in reimbursements funding (\$200,000 from the Environmental Enhancement Mitigation Program and \$24,000 from local contributions). In addition, \$60,000 in funding from the

City of Palm Springs and \$11,000 from the Friends of the Desert Mountain would be deposited straight into escrow.

CEQA

The Conservancy certifies that CEQA requirements have been met. A Notice of Exemption under CEQA was filed on May 21, 1997 and the statutory period for legal challenges has expired without challenge.

Project Schedule

The anticipated close of escrow is March 31, 1998.

Other

- The property was appraised and a fair market value of \$2,000 per acre, or \$410,000 for 205 acres. The appraisal has been approved by DGS staff. The property owners have offered the property to the Conservancy for \$1,562.50 per acre, or \$320,312.50 for 205 acres, which serves as the basis for this acquisition.
- No environmental hazard assessment was conducted as there were no indications or history of contamination. The Executive Director of the Conservancy has inspected the site, and there is no evidence of any hazardous materials on site or of any past use of the property involving hazardous materials.
- The Conservancy is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the property.
- Consideration of any implied dedication was reflected in the property valuation.
- The Conservancy will retain title only until completion of the Coachella Valley Multiple Species Habitat Conservation Plan, at which time the Conservancy will convey title to the appropriate agency designated to manage habitat conservation areas under the Plan. In the interim no management costs are anticipated.

Staff Recommendation: Authorize site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)
REAL ESTATE SERVICES DIVISION (RESO)
EMPLOYMENT DEVELOPMENT DEPARTMENT (5100)
LONG BEACH EDD, LOS ANGELES COUNTY
Sale of Surplus Land

Authority: Chapter 625/91, Section 3, Parcel 2

a. Authorize the sale of State surplus land

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Real Estate Services Division
Employment Development Department, Sale of Surplus Land

Action Requested

The requested action will authorize the sale by the Director of General Services of certain surplus State-owned facility located at 1313 Pine Avenue, Long Beach, County of Los Angeles, comprised of a 37,377 square foot, two-story office building on a 1.3± acres.

Scope Description

There is no approved scope for this project. The Department of General Services has legislative authority to dispose of surplus State property as identified by specific departments. The Employment Development Department has determined that the facility at 1313 Pine Street in Long Beach, built in 1951 with additions in 1962, has outlived its usefulness to the Department. Real Estate Services Division (RES D) estimated the value of the building at \$850,000. On November 20, 1997, the State held a sealed bid opening and received bids ranging from a low bid of \$650,000 to a high of \$803,000 cash. Staff considers the high bid of \$803,000 to be within an acceptable range of fair market value for the property. RES D recommends acceptance of the offer.

CEQA

N/A

Staff Recommendation: Authorize sale of surplus land.

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAGE FOREST FIRE STATION, RIVERSIDE COUNTY
Facility Relocation

*Authority: Chapter 303/95, Item 3540-301-001(8) as reappropriated by
Chapter 282/97, Item 3540-490(2)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of Forestry and Fire Protection, Sage Forest Fire Station, Facility Relocation

Action Requested

The requested action will provide approval of preliminary plans and release of working drawing funds.

Scope Description

This project is within scope. This project includes acquisition of a suitable forest fire station site (by the Department of General Services) and the design and construction of a complete standard two-engine forest fire station as an agency retained project. The station will include a standard 12-person, 2940-sq. foot barracks/messhall building; a standard, 1990-sq. foot, three-bay apparatus building with office, storage, and vehicle exhaust removal system; a 100-sq. foot fueling facility; utilities; paved access road and parking; hose wash rack; drainage; landscaping; and appurtenances. The department will be utilizing equipment from the existing facility; no agency-retained equipment will be purchased. The Department will be utilizing the residual agency-retained funding for construction to complete the project within cost.

Funding and Project Cost Verification

This project is within cost.

\$651,000 total estimated project cost

\$103,000 project costs previously allocated: acquisition (\$89,000) and preliminary plans (\$14,000)

\$548,000 to be allocated: working drawings \$18,000 and construction \$530,000 (\$498,000 construct, \$25,000 contingency, A&E \$7,000)

Savings from the elimination of agency-retained equipment will be used to complete the project construction within the appropriation.

CEQA

The CEQA Notice of Determination was filed April 10, 1996 at the State Clearinghouse. The CEQA review period was completed on May 10, 1996. No challenges were filed.

Project Schedule

The project schedule is as follows:

Working drawings approved:	March 1998
Complete construction:	March 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA
EASTERN ACQUISITION, IMPERIAL COUNTY
Department Parcel Numbers A16705 and A16708 (DPR-1133)

Authority: Chapter 282/97, Item 3790-301-0263(1)

a. Approve site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of Parks and Recreation, Ocotillo Wells State Vehicular Recreation Area

Action Requested

The requested action will permit the fee acquisition of two parcels, totaling approximately 324.95 acres of unimproved and unoccupied land, as additions to Ocotillo Wells State Vehicular Recreation Area.

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of these particular additions to Ocotillo Wells State Vehicular Recreation Area.

Funding and Project Cost Verification

This project is within cost. The Legislature appropriated funds in 1997 for this purchase from the OHV Trust Fund; the appropriation currently has an unencumbered balance of \$3,395,000. This acquisition is eligible for those funds and is estimated to cost \$87,400. Use of this funding for the acquisition of these parcels is consistent with the Department's overall plan for the remaining appropriation balance.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Determination under CEQA was filed on September 4, 1986, and the final review was concluded on January 4, 1987.

Project Schedule

Escrow is expected to close and the property to transfer to the State in March 1998.

Other

- The sale price is equal to the appraised value approved by DGS staff.
- No environmental hazard assessment was conducted as there were no indications or history of contamination.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the property.
- Consideration of any implied dedication was considered in the property valuation.

Staff Recommendation: Approve site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
Department Parcel Number A17202 (DPR-1140)

Authority: Chapter 282/97, Item 3790-301-0263(6)

- a. Approve scope change**
- b. Approve site selection and acquisition**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested

The requested action will permit a scope change and site selection/acquisition for the fee acquisition of approximately 39.3 acres of improved, unoccupied land as an addition to Carnegie State Vehicular Recreation Area (SVRA).

Scope Description

The project is not within scope. The Legislature has approved funding to expand off-highway vehicle recreation at Carnegie SVRA. The property proposed for acquisition was not specifically included in the 937 acre project scope approved by the Legislature and, therefore, the purchase requires a 20-day scope change letter to be sent to the Legislature. The letter to the Joint Budget Legislative Committee was mailed on January 21, 1998.

Funding and Project Cost Verification

The project is within cost. The proposed scope change would provide for the acquisition of an additional 39.3 acre parcel within the original appropriation. The additional parcel, adjacent to the original 937 acre project, would be acquired at a cost not to exceed the balance of the appropriation or the State-approved fair market value of the parcel, whichever is less. It is presently estimated that about \$710,000 will be available from the original \$2,500,000 Off-Highway Vehicle Trust Fund appropriation to purchase the 39.3 acre parcel. Thus, no augmentation is necessary.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption under CEQA was filed on December 10, 1997, and the final review was concluded on January 14, 1998.

Project Schedule

Escrow is expected to close and the property to be transferred to the State in March 1998.

Other

- The property was appraised by an independent appraiser and a fair market value of \$720,000 was approved by DGS staff. The owners have offered to sell the property to the State for an amount below the State-approved value.
- No environmental hazard assessment was conducted as the property has historically been used as a private residence and there were no indications or history of contamination.
- The Department is not aware of any lawsuits pending concerning the property.
- Because the property has historically been used as a private residence with boundary fencing and with a locked gate at the vehicular access to Tesla Road, the appraiser did not indicate any issues relating to implied dedication that would affect the property valuation.
- The Department is considering using the existing buildings as a district office and a maintenance building. However, if these purposes are not approved or become cost-prohibitive, the buildings could be abandoned or demolished or could be considered for private lease or concession purposes consistent with the use of the remainder of the property for off-highway vehicle purposes.

Staff Recommendation: **Approve scope change and site selection/acquisition.**

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF MENTAL HEALTH (4440)
ATASCADERO STATE HOSPITAL, SAN LUIS OBISPO COUNTY
250-Bed Hospital Addition and Remodel of Ancillary Support Facilities

Authority: Chapter 282/97, Item 4440-301-0001(1.5)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of Mental Health, 250 Bed Addition at Atascadero State Hospital

Action Requested

The requested action will provide approval of preliminary plans and release of working drawing funds.

Scope Description

The project is within scope. This project provides for a new 250-bed hospital addition at the Atascadero State Hospital consisting of: six nursing units of 43 beds each; a central support area; connecting corridor and utility tunnel; and facility improvements associated with the hospital addition totaling approximately 131,000 square feet. Miscellaneous site work consisting of an additional guard tower, relocation of a support building, perimeter security fencing, and other associated site improvements are also included.

Funding and Project Cost Verification

This project is within cost.

\$36,433,000 total estimated project cost

\$1,176,000 project costs previously allocated: preliminary plans

\$35,257,000 to be allocated: Working Drawings \$2,022,000; construction contract
\$29,095,000; contingency \$1,455,000; and contract administration \$2,685,000

CEQA

The CEQA Notice of Determination was filed January 9, 1998 at the State Clearinghouse. The final date for any legal challenges expired on February 9, 1998. No challenges were filed.

Project Schedule

The project schedule is as follows:

Working drawings approved:	December 1998
Complete construction:	March 2001

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 9

CALIFORNIA COMMUNITY COLLEGES (6870)
IMPERIAL COMMUNITY COLLEGE DISTRICT
IMPERIAL VALLEY COLLEGE, IMPERIAL COUNTY
Library Addition

Authority: Chapter 282/97, Item 6870-301-0658(34)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

California Community Colleges, Imperial Valley College, Library Addition

Action Requested

The requested action will provide approval of preliminary plans. Release of working drawing funds is not required since the district is providing these funds.

Scope Description

This project is within scope. This project provides 4,046 asf of new library space for 16 study rooms, 138 asf for office and 127 asf for clerical areas. Additionally, the project remodels existing space in the learning center offices, stacks, study and periodicals areas with new sound walls, electrical computer outlets, and mechanical modifications.

Funding and Project Cost Verification

The project is within cost. The district has funded preliminary plans and working drawings.

\$1,167,000 total estimated project cost

\$1,167,000 to be allocated at a future time: construction \$1,061,000 (\$907,000 contracts; \$56,000 contingency; \$98,000 A&E/T&I) at CCCI 3571 and equipment \$106,000 at EI 2485

CEQA

The project is in compliance with CEQA. A categorical exemption was filed on November 10, 1997. The required 30-day waiting period expired on December 10, 1997

Project Schedule

The project schedule is as follows:

Preliminary plans approved:	February 1998
Working drawings approved:	May 1998
Complete construction:	May 1999

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

Item 10

Approve a resolution to rescind the appointment of Elden Fillion and appoint Karen Patche as Assistant Administrative Secretary.

APPROVED.

Item 11

Approve a resolution to appoint Dwight Weathers as Assistant Administrative Secretary for real estate issues.

APPROVED.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

TOM DITHRIDGE
Administrative Secretary